

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON MONDAY, SEPTEMBER 19, 2005, IN THE MEN'S LOUNGE, CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.

A regular meeting of the Planning Commission of the Town of Clarkdale was held on Monday, September 19, 2005, at 6:00 p.m., in the Men's Lounge.

Planning Commission:

Chairperson	Robyn Prud'homme-Bauer	Present
Vice Chairperson	Amy Bayless	Present
Commissioners	Curt Bohall	Present
	Dave Puzas	Present
	Mark Randall	Present

Staff:

Community Development Director	Steven Brown
Planning Manager	Sherry Bailey
Planner II	Normalinda Zuniga
Administrative Assistant	Charlene Stockseth

Others in Attendance: Mayor Doug Von Gausig, Gayle Mabery, Jerry Wiley, Pat Williams, Tim Wills, Frank Sa

1. **CALL TO ORDER:** Chairperson Prud'homme-Bauer called the meeting to order at 6:00 p.m.

2. **ROLL CALL:** Roll was taken by introduction.

3. **MINUTES:** The minutes of July 18 and August 15, 2005, were approved with corrections.

4. **REPORTS:**

Chairperson's Report: None.

Staff Report: Community Development Director Brown stated he was glad to have the opportunity to have a worksession with the Town Council. He also introduced Sherry Bailey, the new Planning Manager

5. **PUBLIC COMMENT:** None.

OLD BUSINESS – None.

NEW BUSINESS

6. **COMMERCIAL ZONING WORKSESSION WITH TOWN COUNCIL:**

Staff Report: The Planning Commission has been conducting a number of worksessions developing expanded commercial zoning districts and reviewing the commercial treatment of specific corridors or proposed overlay zones. This review process was directed by the Town

Council, which identified the need to examine and revise the current Zoning Code during their 2003 Strategic Planning Session. The Clarkdale General Plan, adopted by the citizens of the Town in 2002, further directs the Commission to amend the Zoning Code to include two or more classifications for both commercial and industrial districts to address levels of intensity.

Community Development Director Brown encouraged questions and discussion from the Town Council during this worksession.

Three tables that indicate Permitted Uses, Accessory Uses (use permit not required) and Conditional Uses Permitted (use permit required) for the following proposed districts were reviewed and discussed:

Neighborhood Commercial: This district would provide opportunities for commercial centers that offer everyday goods and services located within close proximity to residential neighborhood and promote foot and bicycle traffic to those areas.

Town Center Commercial District: This provides a mixed use of commercial, offices, retail, service, institutional and residential in the existing historic downtown area.

Highway Commercial District: This would provide opportunities for regional, automobile-oriented, commercial business development.

Recommendation: Staff recommends that the Planning Commission take the following action:

- a. Recommend any changes, additions or modifications to the proposed zoning amendments.
- b. Direct staff to schedule a number of coordination meetings with the property owners to discuss the new zones and the rezoning of property to those new designations.
- c. Formulate a public participation process that allows for public input.

The Commission and Council members discussed the proposed districts and their uses. The Council recommended some changes in uses and directed staff to modify the tables to reflect these changes.

The expansion of the Central Business District, that would be called the Town Center, was also reviewed and discussed. The Council members directed the Commission and staff to schedule meetings with property owners and the public to discuss the proposed new zones and proposed rezoning of property to new designations. The Council members were determined that the public be aware of these proposed changes.

7. FUTURE AGENDA ITEMS – Highway 89A Commercial Worksession.

8. **ADJOURNMENT:** Commissioner Puzas motioned to adjourn the meeting. Commissioner Randall seconded the motion. The motion passed unanimously. The meeting adjourned at 8:45 p.m.

APPROVED BY:

SUBMITTED BY:

Robyn Prud'homme-Bauer
Chairperson

Charlene Stockseth
Administrative Assistant